

PUBLIC HEARING

TUESDAY, DECEMBER 4, 2012 – 6:15 P.M.

This is the time, date, and place that the Members of City Council established for a Public Hearing to afford citizens and organizations an opportunity to present their views and opinions of the following application for a Conditional Use:

Case #12-16: A conditional use request from Speedway, LLC, to construct a gasoline service station/convenience store at 2325 Fifth Avenue, McKeesport, PA. The property is located in a C-3 zoning district.

The following Members of Council were present for the Public Hearing:

Darryl Segina, President of Council
Dale McCall, Vice President of Council
Daniel K. Carr, Councilman
Richard Dellapenna, Councilman
Keith Soles, Councilman
Alfred J. Tedesco, Jr., Councilman
V. Fawn Walker-Montgomery, Councilwoman

Also present:

Michael E. Cherepko, Mayor
Matt Gergely, City Administrator
Raymond Malinchak, City Controller
Bethany Bauer, Community Development Director

Mr. Segina opened the Public Hearing, which was properly advertised in the Daily News in accordance with the Home Rule Charter, Section 507, and a copy of said advertisement can be

viewed upon request.

ADVERTISEMENT IS ATTACHED TO AND MADE PART OF THE MINUTES OF THIS PUBLIC HEARING.

Mr. Segina asked if there were any interested parties who would like to speak to the matter at hand. He said are there any questions from Council. He said are there any questions from Council.

Mr. Elash said is there anyone here from Speedway.

Mr. Bob Grieves, Real Estate Representative from Speedway LLC introduced himself and asked if anyone had any questions.

Mr. McCall said when are they planning on starting down there.

Mr. Greives said the goal is to start construction activities early in 2013. He said they have it in the first round of store openings in the Pittsburgh market. He said at this point he cannot speak to an actual date, but they are ready to do business in several areas.

Mr. Segina said can he tell them what this project is basically so they have an understanding. He said they know it is going to be a gas station/restaurant but he wondered if Mr. Greives could give them a better description.

Mr. Greives said he would compare this to a Sheetz-like or Get-Go-like facility. He said he believes they are on tap for a 3900 square foot building and six dispensers and twelve fueling lanes. He said it will be essentially a 24 hour, 7 day a week operation. He said it will be the main source of all the products that customers would expect in a modern convenience store.

Mr. Tedesco said will they call it Speedway.

Mr. Greives said Speedway will be the brand name.

Mr. Segina said are there any other questions.

Mr. Tedesco said did they purchase the property.

Mr. Greives said the property is going to close today.

Mr. Segina said they have an agreement up to this point. He said they have not closed on the property though. He said on behalf of Council, he wishes them luck.

Mr. Greives said great, they are looking forward to doing business in McKeesport.

Mayor Cherepko said he doesn't want to speak out of turn but just wanted to make sure ... he told the Speedway representatives that after this hearing, he didn't think there was any need for them to return to the Council meeting. He said does President Segina agree with that.

Mr. Segina said that is fine. He said thank you gentlemen.

ADJOURNMENT:

Mr. Segina adjourned the Public Hearing for the Conditional Use Case #12-16 for the Speedway Gas Station on Fifth Avenue.

Respectfully submitted,

APPROVED:

Patricia A. Williams
City Clerk and Clerk of Council

Darryl Segina
President of Council

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